

City of Miami Gardens

Development Services - Building Services 18605 NW 27th Avenue, City Hall, 1st Floor Miami Gardens, Florida 33056 305-622-8027 (Office) 305-626-4220(Fax) www.miamigardens-fl.gov

CO/CC OR TCO/TCC APPLICATION

It has been determined by the Building Official that a Certificate of Occupancy will be required. In order to expedite that requirement, please complete and return to us the required documents signed sealed and notarized if applicable together with a signed sealed copy of your final survey and Elevation Certificate.

This office must receive these documents five (5) business days prior to the time the Certificate of Occupancy/Certificate of Completion is required. All required inspections will then be scheduled within this five (5) business day's period.

If your project includes any deadlines, which must be met, this office should be contacted at least five (5) business days prior to that date so that we can address any problems that may impact the completion of the job.

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO ENSURE THAT ALL APPLICABLE CONTRACTORS ARE PREPARED FOR THEIR FINAL INSPECTIONS.

Your consideration will insure a minimum of delays in this issuance of your Certificate of Occupancy.

<u>NOTE</u>: A Certificate of Occupancy cannot be issued if the structure does not match the approved plans on file in this office and all permit cards and inspection history must be submitted with this package, do not leave any blank spaces.

Instructions for Preparing a TCO/TCC Request

A TCO/TCC is requested when the majority of the construction is completed and only minor issues remain. The job must comply with all American with Disabilities Act (ADA) and life safety requirements. A written request must be submitted to the attention of the Building Official, Osvaldo Diaz. The letter must be typed on a General Contractor Company's letterhead and it must bear the signature of the qualifier. Requests will not be considered without the following information:

- 1. Include the permit number and job address.
- 2. State the reason for the request. Applicant must show a hardship.
- 3. Identify the specific area(s) included for the request, if the job is being completed in phases.
- 4. State the issues that are pending for final CO/CC approval.
- 5. State the number of days that you would need for the request.
- 6. Include a contact name and telephone number.
- 7. Include the following sentence: "We hereby hold harmless and release the Building Services Division and Miami-Dade Fire Department from any liability that may arise during the use of designated areas in the aforementioned facility while under the limitation of the Temporary Certificate of Occupancy or Temporary Certificate of Completion."
- 8. Include the following sentence: "We hereby certify that all means of egress shall be kept clear and accessible and that all life safety systems will be maintained and operable at all times while the building is being occupied."

Requests may be made in person or via email to kotis@miamigardens-fl.gov; csanchez@miamigardens-fl.gov; ssmith@miamigardens-fl.gov; ssmith@miamigardens-fl.gov; following prior approval. If submitting via email, the letter must be scanned in order to show the qualifier's signature. Requests will not be accepted without the qualifier's signature.

Once reviewed, we will call the contact person and inform that person of the results. If approved, we will advise you of the fee and schedule the necessary inspections. It is the responsibility of the contractor to request TCO/TCC inspection(s) from the Fire Department if a fire final has not been obtained. A copy of the approved final fire inspection from the Miami-Dade Fire Department must be at the jobsite at the time of inspection. If you have any further questions, please feel free to contact the building department at 305-622-8000.

Building Official for the City of Miami Gardens



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UNIFORM MUNICIPAL CO/CC OR TCO/TCC INSPECTION REPORTING FORM

	Permit No. unicipality:	:			Dade County pal Permit No.	(MBLD):	
Job Ado	dress:		Uni	::		Project Name:	
Qualit	fier's Na	ime:				Qualifier's Phone:	
Owner's	s Name:					Owner's Phone:	
(TCC).	Once valid		oal Building Departr	nent personnel, the	e form must be	ovals for Temporary Certificate of Occupancy (TCO) or present at the job site for the field inspectors. When a TCC issuance.	
	orm Valida					Date:	
$\bigcup_{\mathbf{I}} \mathbf{B}$	ldg. Dept.	Personnel: Prin	t Name		Signature		
\bigcap^{A}	ll "Require	ed" TCO/TCC inspec			Approved" befo	re certificate issuance.	1
$\lfloor 2 \rfloor$	Req'd.	Trade	Inspector's Name	Approval Signature	Date	Comments	
	D	Building					
	D	Electrical					
	D	Fire					1
	D	Mechanical]
	D	Plumbing					
	D	Public Works					
	D	Zoning					
	D	Other					
						ed unless signed by the Building Official. Occupying the prohibited and is in violation of the Florida Building Cod	
В	uilding Of	ficial's Approval:		Date: _			
1 2 1	1 st TCO/		ension To	CC/TCO Duration:	:	_	
ی ر		of TCO/TCC:					
•	A TCO/	O/TCC that expires	if any action by the	contractor, owner o	or tenant creates	must be vacated. any code violation affecting the proper occupancy of the notice of violation, civil violation and/or disconnection o	
•		onditions:					



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WE REQUIRE THE FOLLOWING INFORMATION TO DETERMINE CERTIFICATE OF OCCUPANCY

1.	OWNER/TENANT/LESSEE:	
2.	APPLICANT NAME:	
3.	CONTACT TEL NO.:	4. PERMIT NO.:
5.	PREVIOUS USE:	6. NO. OF UNITS:
7.	CURRENT USE:	8. IMPACT FEES:
9.	VALUE OF WORK:	10. TOTAL AREA (SQ/FT):
11.	OCCUPANCY LOAD:	12. AUTO SPRINKLER SYS:
13.	EFFECTIVE FL BLDG CODE:	
14. 15.	DESCRIPTION OF STRUCTURE TYPE OF WALL TYPE OF CONSTRUCTION	(please select only one & specify)
	b) Type II - \[A or \[B	d) Type IVe) Type V - □ A or □ B
	c) Type III - A or B	
16.	OCCUPANCY CLASSIFICATION	(please select only one & specify)
	a) Assembly: Groups A-1, A-2, A-3, A-4, A-5	b) Mercantile: Groups M
	c) Business: Group B	d) Residential: Groups R-1, R-2, R-3, R-4
	e) Factory and Industrial: Groups F-1 or F-2	f) Storage: Groups S-1, S-2
	g) Educational: Group E	h) Utility & Miscellaneous: Group U
	i) Institutional: Groups I-1, I-2, I-3	j) Day care: Group D
	k) High Hazard: Groups H-1, H-2, H-3, H-4, H5	

NOTE: DO NOT LEAVE ANY BLANK SPACES AND SPECIFY, ALL ORIGINAL PERMIT CARDS MUST BE SUBMITTED WITH THIS PACKAGE.



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APPLICATION FOR FINAL INSPECTION & CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT		Date:/			
Addre	ess of Job:		Permi	it No.:	
Folio N	No.:	Lot:	Block:	Subdivision:	
for the This f	e Person's pay he is not as form is subject to inspec	N SURVEY WITH THIS APPLICATION OF THE PROPERTY	W, and cannot be class for of Internal Revent	ed as DAY LABOR, and mue. All contractors and sub	ust be listed hereunder.
1.	Air Conditioning				
2.	Cabinets				
3.	Carpentry				
4.	Concrete Placement				
5. I	Electrical				
6. I	Elevator				
7. I	Flooring				
8.	Garage Doors				
9. (Glassing				
10. I	Heating				
11. I	Hoist				
12. I	Insulation				
13. I	Kitchen				
14. I	Equipment				
15. I	Land Cleaning				
16. I	Landscaping				
17.	Concrete Block				
18. I	Metal: Air Ducts				
19. I	Painting				



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Con	tractors and Sub-Contracto	rs List Continues <u>Name</u>	<u>Address</u>	Phone Number
20.	Paving			
21.	Piling			
22.	Plastering			
23.	Plumbing			
24.	Roofing			
25.	Scaffolding			
26.	Septic Tank			
27.	Signs			
28.	Soil Compaction			
29.	Solar System			
30.	Sprinklers: Fire			
31.	Sprinkler: Lawn			
32.	Steel Contractor			
33.	Surveyor			
34.	Swimming Pool			
35.	Acoustical Tile			
36.	Well Drilling			
37	Windows:			

38. Miscellaneous



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To: Development Services - Building Services c/o Building Official 18605 NW 27th Ave, City Hall, 1st Floor Miami Gardens, FL 33056

Date:/			
been completed in conform	rtify that the Building constructed with with the Building Department ence to this structure have been filed	of the City Miami Gardens un	der the above permit and that all
No temporary of final Certi	ficate of Certificate of Completion	will be issued until this form is	executed.
The owner certifies that the is \$	actual cost of construction is the sa	me as that provided on the perm	it application. If not, the new cost
Print Owner's Name		Signature of Owner	
STATE OF FLORIDA			COUNTY OF DADE
Sworn to and subscribed	day of		
	[] Personally Known To Me	[] Or Procured Identification	
Type of Identification:		Expiration Data:_	
	[] Did Take Oath	[] Did Not Take Oath	
			eal:
	Signature of Notary P	ublic	
Print Qualifier's Name		Signature of Qualifier	.
Time Quanties & Finance		organizate or Quarries	
STATE OF FLORIDA			COUNTY OF DADE
Sworn to and subscribed	day of		
	[] Personally Known To Me	[] Or Procured Identification	
Type of Identification:		Expiration Data:_	·
	[] Did Take Oath	[] Did Not Take Oath	
			leal:
	Signature of	Notary Public	



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FIRE PENETRATION AFFIDAVIT

Date://			
Reference:	Permit Number:		
	Job Site Address:		
Ι,	, the	e qualifying agent for	
Number	, hereby co	ertify that all penetrations throu	igh walls, ceilings, floors, and
	ting from the passage of pipes, c milar building service equipment's i		
-	rials or devices meeting the ac		-
MATERIALS E814	and have been installed by qualifie		
in compliance with F	lorida Building Code.		
Print Name a	nd Title	Signature	
Witness:			
Print Name		Signature	
Print Name		Signature	
	Ackno	owledgement	
STATE OF FLORIDA	A		COUNTY OF DADE
Sworn to and subscribe	edday of		_, 20
	[] Personally Known To M	e [] Or Procured Identification	
Type of Identification:		Expiration Data:	
	[] Did Take Oath	[] Did Not Take Oath	
		So	eal:
	Signature of Notary	Public	

NOTE:

TO BE GIVEN TO THE BUILDING INSPECTOR AT THE TIME OF THE FRAMING INSPECTION & ENGINEERING INSPECTOR AT THE TIME THE CERTIFICATE OF OCCUPANCY.



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ENGINEERING/ARCHITECTURAL APPROVAL

Date:/	
Firm:	
Address:	
To: City of Miami Gardens Building Services Division 18605 NW 27 th Ave Miami Gardens, FL 33056	
To whom it may concern:	
This office has inspected the job at	found it to have been
This building is structurally designed in accordance with good engineering and architectompliance in all respects with local building code requirements.	ctural practice and is in
I, therefore, recommend that approval be granted and a FINAL CERTIFICATE OF OCCUP above subject premises.	PANCY be issued for the
Architect/Engineer Signature (Required) <seal required=""></seal>	



Address:

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CERTIFICATE OF OCCUPANCY CHECKLIST

Folio No.:

TCO / CO.:	
C.O. Requirements	T.C.O. Requirements
Final Accessibility InspectionFinal Electrical Inspection	Partial Final Accessibility Inspection Partial Final Electrical Inspection
Final Plumbing Inspection	Partial Final Plumbing Inspection
Final Mechanical Inspection	Partial Final Mechanical Inspection
Final Fire Inspection (Alarms & Sprinklers)	Partial Final Fire Inspection (Alarms & Sprinklers)
Final Building Inspection	Partial Building Inspection
Final Elevator	Partial Final Elevator
Final Engineering	Partial Final Engineering
Final Planning & Zoning	Partial Final Planning & Zoning
Final Concurrency (if you have a Zoning App)	Partial Final Concurrency (if you have a Zoning App)
Final Public Works	Partial Public Works
Fire Approval for CO	Fire Approval for TCO
Chief's Final Approval Signature	Chief's Approval Signature for TCO
Glazing Inspection (Threshold)	Glazing Inspection (Threshold)
Concrete Test (50 CU-YD)	Concrete Test (50 CU-YD)
Final Elevation Certificate W/Pictures (2 copies)	Elevation Certificate (2 copies)
Fire Penetration Affidavit	Fire Penetration Affidavit
Soil Density Report	Soil Density Report
Insulation Certificate	Insulation Certificate
Termite Treatment Certificate	Termite Treatment Certificate
Sub-Contractors List	Sub-Contractors List
Pile Log	Certificate's Fee
Threshold/Special Inspector Log and Statement	Water & Sewer Compliance Form 89-95
Signed & Sealed Engineer/Architect Approval Letter	Original Permit Cards with Inspection History
Flood proofing Certificate (2 copies)	
Landscaping Architect Affidavit	
Owner/Qualifier/Engineer Affidavit	
Final Survey	
Certificate's Fee	
Water & Sewer Compliance Form 89-95	
Original Permit Cards with Inspection History	

NOTE: THE BUILDING DEPARTMENT HAS CREATED THIS CHECK LIST TO HELP THE

APPLICANT SUBMIT THE DOCUMENTS NEEDED FOR A CO/TCO. ONLY SELECT

WHAT IS APPLICABLE TO SCOPE OF WORK.

OMB No. 1660-0008	
Expires July 13, 2015	

Federal Emergency Management Agency

National Flood Insurance Program

Revised 10/01/2017

Important: Read the instructions on pages 1-8.

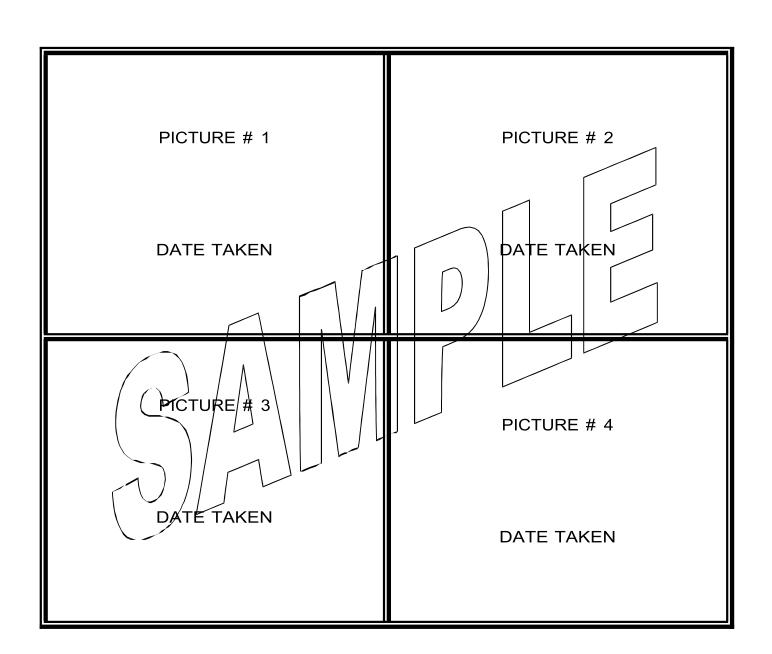
Tautonia Flood insurance Flogram	
SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
A1. Building Owner's Name	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Company NAIC Number
City State ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	
A5. Latitude/Longitude: LatLong. Horizontal Datum: NAD A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	1927 NAD 1983
 A7. Building Diagram Number A8. For a building with a crawl space or enclosure(s), provide A9. For a building with an attached garaş 	ge, provide:
a) Square footage of crawl space or enclosure(s)sq ft a) Square footage of attached garage b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade walls within 1.0 foot above adjacent grade	gesq ft s in the attached garage
c) Total net area of flood openings in A8.bsq insq in	in A9.b sq in
SECTION R. FLOOD INSURANCE DATE MAD (FIDM) INFORMATION	
BETTON B TEOD INSCRINCE THIS THE (THAIL) IN ORDERITOR	3. State
	lorida
B4. Map/Panel Number B5. Suffix B6. FIRM Index Date B7. FIRM Panel Effective/Revised Date B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. FIS Profile FIRM Community Determined Other (Describe) B11. Indicate elevation datum used for BFE in Item B9: B12. Is the building located in a Coastal Barrier Resources System (CBRS) area of Otherwise Protected Area (OPA)? Yes Designation Date B15. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. Other (Describe) Yes	
SECTION C. BUILDING HIEVATION INFORMATION (SUPVEY REQUIRED)	
*A new Elevation Certificate will be required when construction of the building is complete. C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, according to the building diagram specified in Benchmark Utilized Vertical Datum Conversion/Comments	Construction AR/AO. Complete Items C2.a-g below —
Check the measurement used. a) Top of bottom floor (including basement crawl space, or enclosure floor) b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) f) Lowest adjacent (finished) grade (LAG) g) Highest adjacent (finished) grade (HAG) Check the measurement used. meters (Puerto Riccion floor) me	o only) o only) o only) o only) o only)
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation informati I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any fastatement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
Check here if comments are provided on back of form.	PLACE
Certifier's Name License Number	SEAL
Title Company Name	HERE
Address City State ZIP Code	
Signature Date Telephone	7

				Page 11 of 13
IMPORTANT: In these spaces, cop	by the corresponding information	ion from Section A.		For Insurance Company Use:
Building Street Address (including Apt.,	Unit, Suite, and/or Bldg. No.) or	P.O. Route and Box No.		Policy Number
City	State ZIP Cod	e		Company NAIC Number
SECTION D - SURVEYOR, ENGI	NEER, OR ARCHITECT C	ERTIFICATION (CO	NTINUED)	
Copy both sides of this Elevation Certification	te for (1) community official, (2) in	surance agent/company,	and (3) building owner.	
Comments				
Signature		Date		Check here if attachments
SECTION E - BUILDING ELEVA	ΠΟΝ INFORMATION (SUR	VEY NOT REQUIRE	D) FOR ZONE AO A	ND ZONE A (WITHOUT BFE)
For Zones AO and A (without BFE), comp E1-E4, use natural grade, if available. Che				t, complete Sections A, B, and C. For Items
E1. Provide elevation information for the the lowest adjacent grade (LAG).	following and check the appropria	te boxes to show whether	the elevation is above or b	elow the highest adjacent grade (HAG) and
diagrams) of the building is	ement, crawl space, or enclosure) is anent flood openings provided in S	s ection A Items 8 and/or 9	feet meters above of (see page 8 of Instructions) G.	below the HAG. below the LA the next higher floor (elevation C2.b in the
E4. Top of platform of machinery and/or	equipment servicing the building is umber is available, is the top of the	feet e bottom floor elevated in	meters above or	Lelow the HAG. nunity's floodplain management ordinance?
SECTION F - PROPERTY OWNE	R (OR OWNER'S REPRES	ENTATIVE) CERTIF	FICATION	
The property owner or owner's authorized must sign here. The statements in Sections			ne A (without a FEMA-issu	ned or community-issued BFE) or Zone AO
Property Owner's or Owner's Authorized	Representative's Name			
Address		City State	ZIP	Code
Signature		Date	Tele	phone
Comments		 \ 		
				Check here if attachments
SECTION G - COMMUNITY INF	ORMATION (OPTIONAL)			
The local official who is authorized by law Elevation Certificate. Complete the applicab	or ordinance to administer the con- le item(s) and sign below. Check the	nmunity's floodplain man	nagement ordinance can contems G8. and G9.	mplete Sections A, B, C (or E), and G of this
	ndicate the source and date of the e ection E for a building located in Zo	levation data in the Commone A (without a FEMA-i	nents area below.) ssued or community-issued	engineer, or architect who is authorized by law BFE) or Zone AO.
G4. Permit Number	G5. Date Permit Is			e Of Compliance/Occupancy Issued
G7. This permit has been issued for: G8. Elevation of as-built lowest floor (inc G9. BFE or (in Zone AO) depth of floodi G10. Community's design floor elevation:		· 	☐ ☐. ☐ ☐ . ☐ feet ☐ meters (PR)	feet meters (PR) Datum feet meters (PR) Datum Datum
Local Official's Name			itle	
Community Name		To	elephone	
Signature		Γ	Pate	
Comments				
				Check here if attachment

Building Photographs See Instructions for Item A6.

Building Street Ad	ldress (including Apt., Unit, Suite, a	nd/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use: Policy Number
City	State	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Building Photographs Continuation Page

			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			O. Policy Number
City	State	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

